

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	16,560	47,572	103,992
Housholds	5,569	16,483	35,851
Average HHI	$104,071	$151,861	$159,405

21 WEST MAIN ST.
FREEHOLD, NEW JERSEY

1,100 - 4,100 SF | 2ND FLOOR
2,703 SF | 3RD FLOOR

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JEFFERY REALTY
Retail Specialist

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SITE SOURCE RETAIL BROKER NETWORK





2ND FLOOR (REAR) INTERIOR PHOTOS

21 WEST MAIN ST. FREEHOLD, NJ

SITE INFORMATION

AVAILABLE: 3,000 SF 2ND FL (FRONT)
1,100 SF 2ND FL (REAR)
2,703 SF 3RD FL (REAR)

RENT: CALL FOR QUOTE

NNN: $4.50 PSF

FRONTAGE: 29' FT ON W. MAIN

ZONING: B-1 OFFICE/COMMERCIAL

PARKING: MUNICIPAL PARKING LOT THROUGH ENTRANCE IN REAR AND STREET PARKING IN FRONT

NOTES:

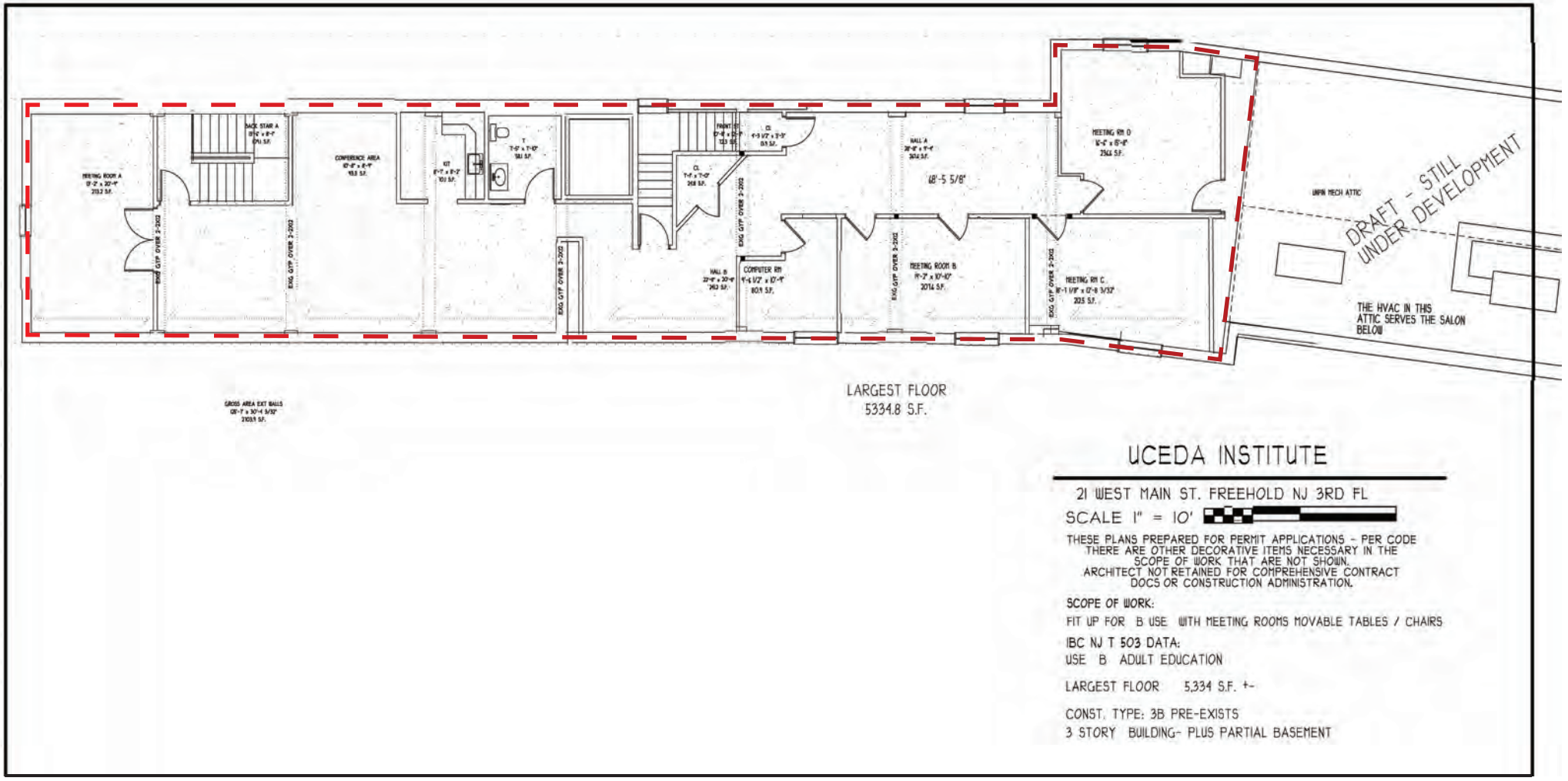
- Second and Third Floor spaces for lease in a retail/office building
- Elevator in place
- In Freehold Redevelopment Zone
- Minutes from the Monmouth County Courthouse
- In the heart of vibrant Freehold Borough surrounded by restaurants, extensive employee base, and retailers

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UCEDA INSTITUTE

21 WEST MAIN ST. FREEHOLD NJ 3RD FL

SCALE 1" = 10'

THESE PLANS PREPARED FOR PERMIT APPLICATIONS - PER CODE
THERE ARE OTHER DECORATIVE ITEMS NECESSARY IN THE SCOPE OF WORK THAT ARE NOT SHOWN.
ARCHITECT NOT RETAINED FOR COMPREHENSIVE CONTRACT DOCS OR CONSTRUCTION ADMINISTRATION.

SCOPE OF WORK:

FIT UP FOR B USE WITH MEETING ROOMS MOVABLE TABLES / CHAIRS

IBC NJ T 503 DATA:

USE B ADULT EDUCATION

LARGEST FLOOR 5,334 S.F. +-

CONST. TYPE: 3B PRE-EXISTS

3 STORY BUILDING- PLUS PARTIAL BASEMENT

21 WEST MAIN ST. FREEHOLD, NJ

THIRD FLOOR PLAN







21 WEST MAIN ST. FREEHOLD, NJ

BUILDING PHOTOS

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3.a. PERMITTED AND CONDITIONAL USES

Uses are permitted by zone according to the chart. Moreover, the following uses are permitted only if they occupy a Building Type that permits the use. For example, commercial uses are only permitted in mixed use buildings. Uses permitted within a specific Building Type shall conform to the standards provided in the Building Type definitions.

1. Permitted and Conditional Uses		Zone	
		Downtown	Neighborhood
Residential			
A	Residential	P	P
Commercial			
B	Bars	P	NP
C	Co-working spaces	P	NP
D	Entertainment venues	P	NP
E	Fitness centers, commercial	P	NP
F	Hotels	P	NP
G	Microbreweries and brewpubs	P	NP
H	Personal service establishments	P	P
I	Product service establishments	P	NP
J	Professional offices	P	P
K	Restaurants, coffee shops, and cafes	P	NP
L	Retail food establishments and specialty grocery	P	NP
M	Retail sales establishment	P	NP
N	Auto-related uses	C	NP
Public and Semi-public uses			
O	Government / Institutional / Civic uses	P	P
P	Public and semi-public open spaces	P	P
Q	Schools	NP	P
R	Houses of worship	NP	P
S	Parking garages	P	NP

P = Permitted | NP = Not Permitted | C = Permitted with Conditions

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MARKET AERIAL

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